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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1972//

[SAN FRANCISCO DEPARTMENT OF CITY PLANNING] :: 1973

P R E F A C E

This report on the changes in the housing inventory represents the seventh in a series that commenced in 1967. Based upon City records, it brings together information about the number of units completed, the number demolished, and the resulting net change for the City as a whole and for its fifteen planning areas. The format has remained the same, for most tables, during the time of its publication. Consequently, time series comparisons for most items and areas can be made.

In addition to information about the numbers of housing units, this report deals with the impact of public actions -- redevelopment, code enforcement, and public housing -- on the inventory and the effect of the moratorium of Federal subsidies upon these important programs.

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A Note on Sources: Unless otherwise specified, all tables in this report are based on information from Department of Public Works records collected by the Department of City Planning.

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S U M M A R Y

1. Eight hundred and fifty housing units were added to the housing stock of the city in 1972, increasing the citywide total to 310,435 units. This net gain was the difference between 1,713 units completed and 863 demolished. The higher number of completions for 1972 was offset by a substantial number of demolitions resulting in a smaller net gain for the year than in 1971.
2. The trend in net losses continued for structures having two and three units. Net gains were experienced in structures having ten or more units and in single family dwellings. In addition, if attached town houses are included in single family totals, the number rises significantly. One hundred fifty one of these were completed in the Western Addition Redevelopment project during 1972.
3. In 1972, more housing units were completed than in any other year since 1966. Three quarters of the completions were in structures containing five or more units, or in town house developments which frequently fall in this category of building permit.
4. Demolition was highest in the five or more unit structures in 1972, accounting for 56.7 percent of the total demolition. A high percentage of these demolished higher-density structures were substandard buildings removed by both public and private actions. Single-family units are no longer responsible for the largest share of the total demolition; in 1972, 21.3 percent of the total demolition was in structures of five to nine units, the highest among all structure types.
5. Public action accounted, in one way or another, for 52 percent of the total completions in 1972. This is attributable to housing completion in the redevelopment projects in Western Addition, Diamond Heights and Hunters Point, plus three high-density public housing projects for senior citizens located in the Western Addition, Downtown and Buena Vista districts. Simultaneously, public action accounted for almost 50 percent of the total number of units removed from the housing stock this year, specifically in Western Addition and Hunters Point.
6. Activities related to Federally subsidized housing programs have slowed down. The moratorium on public housing in 1972 cut down the annual production to almost half of the previous year's total. In 1972, public action accounted for 50 percent of the total number of completions as compared with 70 percent in 1971. While publicly funded projects were responsible for 60 percent of the total estimated construction cost in 1971, it was only 44 percent in 1972. Nevertheless, the average

estimated per unit construction cost in the redevelopment areas has increased at a percentage much greater than the average citywide per unit construction cost between 1971 and 1972.

7. Although San Francisco registered a net gain of single-family units in 1972, the city accounted for only 0.6 percent of the total number of completions of single-family units for the Bay Area for this year. Only five percent of San Francisco's completions in 1972 were single-family units. Napa had the highest total at 85.6 percent single-family completions, with an average of 50 percent for the Bay Area. The total authorization of building permits was lower in 1972 than in 1971; the decline was due mainly to the decrease in multi-family authorization. Yet in Contra Costa, Napa, Santa Clara and Solano, single-family authorization in 1972 occupied a much higher share of the total authorization than occurred in 1971. In spite of an overall decline, Marin, San Mateo, Solano and Sonoma counties exhibited an increase in the number of building permits authorized in 1972.
8. Only three out of the 15 planning districts experienced a net loss in 1972. The Western Addition ranked first among the 15 planning districts in both the number of completions and the number of demolitions in 1972. The net loss in Western Addition was mainly a result of public action. The net loss in the South of Market and Downtown was mainly due to private action. The top four districts in terms of net gain were Central, Richmond, South Bayshore and Marina. In Central and South Bayshore the gains were chiefly attributable to public action; in fact, for the first time in six years, South Bayshore recorded a net gain instead of a net loss. In the Richmond and Marina, where the private housing market is very active, 30 percent of the total net gain for the city occurred. Richmond experienced a higher demolition of two- to four-unit structures this year, accompanied by a higher construction rate of five- to nine-unit structures, indicating the housing market in this area is moving to higher density development than in past years. Housing development in the Marina is mainly in the high density category; this area has replaced Outer Sunset as the fourth leading district in housing production this year. South Central continues to be the major district for single-family home construction.

INTRODUCTION

Purpose and Scope of the Report

The purpose of this series of reports is to record annual changes in the housing inventory of San Francisco. By annual changes in the housing inventory are meant the number of units certified complete, the number demolished, and the net figure, the difference between the completed and the demolished.

In this report, the seventh since the series was begun, the information about the housing stock is principally that derived from the records of the Department of Public Works. As noted in previous reports, current information about a number of aspects of the housing market would be useful and is certainly desired. However, budgetary constraints on both the gathering and publication of such information are severe, with the result that only more readily available information can be used. Despite this limitation, there is much of interest in the statistics based upon available public records. Since the format of these reports has been kept uniform, it is possible to make direct comparisons with the annual series back to 1967, and with the information contained in the 1960-66 report. Some of the information of the 1967-72 period is summarized in this report.

Sources of Information for the Report

The principal source of information for this report is records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are: Certificates of Final Completion and Demolition Permits. The former record is the source of information about new construction in place, the latter of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. This has two important consequences for inventory figures. First, unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy. A building permit, though granted, may not be acted upon and the units accounted for by it never brought into being. Second, it is entirely possible that a building may be occupied before it is certified complete. That has happened in several major apartment buildings in the city, so that, unless they are counted in advance of the certification, their formal inclusion in the record may follow by a year and a half their actual entry in the housing stock. This lapse of time must be understood, for it has sometimes been pointed out that developments exist not counted in a current year's report. To keep the record

consistent, however, development is not reported unless it has been recorded, or unless there is a special circumstance which would make reporting it desirable prior to the filing of a certificate.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but these facts are simply not available at this time.

Early in 1972, as a result of concern by citizen groups over numbers of units reported demolished in the Workable Program, the Bureau of Building Inspection instituted a new procedure which will make each demolition permit subject to review by the district building inspector. It is hoped that this procedure will both eliminate a duplication of reporting, which appeared to be part of the cause for an inflated count of demolished units in the Workable Program report, and will provide some of the desired information noted above.

SAN FRANCISCO HOUSING PROFILE, 1972

Net Change

In 1972, a net gain of 850 units was recorded in San Francisco's housing inventory, reflecting the balance of 1,713 units completed, less 863 units demolished. The 1972 net gain is less than that of 1971's 940 units; nevertheless, the net gain in 1972 is still the second highest since 1966. In contrast to the years before 1971, a net gain of structures was again recorded in 1972. The net addition of 15 structures, however, is less than half the number of the 33 structures gained in 1971.

TABLE 1

Net Change in Housing Structures and Units, 1972

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	+7	+7
2	-38	-76
3	-14	-42
4	+33	+132
5-9	0	0
10-19	+19	+263
20 or more	+8	+566
Total	+15	+850

In spite of the overall net gain for the city, a net loss of housing was registered in the lower-density units. This has been a fairly consistent phenomenon since 1967. The loss of 45 lower-density structures in 1972 is greater than the 36 structures lost in 1971. However, in 1972 a net gain of seven single-family structures occurred, complemented by the addition of 151 units of attached town houses. This net gain is attributed to a higher rate of completion than demolition, though both completion and demolition of single-family structures in 1972 (140 and 133 units respectively) were higher than those of 1971 (123 and 127 units respectively).

TABLE 2

San Francisco Housing Stock, December, 1972

Structure Type (No. of Units)	No. of Units	Percent
Single Family	102,804	33
2	40,144	13
3-4	32,241	10
5-9 }	135,246	44
10+ }		
Total	310,435	100

A total of 310,435 units were recorded in San Francisco's housing stock in 1972. This was calculated based on the housing data of the 1970 U.S. Census. On that same basis, the housing stock as reported in the 1970 and 1971 Housing Inventory Reports was also revised. The effect of net change on the composition of the housing was negligible. The distribution by structure types remains the same during the years 1970 through 1972. Distribution of the housing stock is still concentrated in the single-family and higher density structures of five or more units. Respectively, they comprise 33 and 44 percent of the local housing inventory.

Housing Units Certified Complete

Though the net gain in 1972 is smaller than that of 1971, both completions and demolitions were greater in number this year. In 1972, a total of 1,713 units were certified complete and added to the housing stock of the city. This represents the highest number of completions since 1966, in which 3,000 units were certified.

As in 1971, three quarters of the completions certified were in higher density structures. However, in reporting multiple units of higher densities, the recent development of the so-called "town house" complexes have been overlooked. These complexes consist of single-family row houses having common walls. They often appear in the permit records as multi-unit structures since they are built on common lots. The majority of these structures are publicly subsidized rental units, found primarily in the Western Addition, Diamond Heights, and South Bayshore. It is hoped that an alteration in the reporting of these units can be

made which will more accurately reflect the single-family nature of this housing. In this year's report, they remain grouped in the multi-unit category.

TABLE 3

Housing Units Certified Complete, 1972
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	140	48.4	140	8.2
2	19	6.6	38	2.2
3	12	4.2	36	2.1
4	45	15.6	180	10.5
5-9	29	10.0	184	10.7
10-19	32	11.1	423	24.7
20+	12	4.2	712	41.6
Total	289	100.0	1713	100.0

According to the information contained in the Department of Public Works records, upon which this report is based, slightly more than half (52 percent) of the total completions can be attributed to public actions. Public housing projects and Federally subsidized housing programs in redevelopment areas account for this share. As noted in this and earlier reports, direct comparison between the figures for completions given in DPW records and statements from the Redevelopment Agency is difficult. The discrepancy is explained primarily because units considered complete by the Agency have often not reached certification stage in the Bureau of Building Inspection. The consequent lag tends to reduce the number reported in this account, but eventually all units should reach certification. In a later section of this report, the effect public action has on the city's housing stock will be reviewed. Redevelopment, property conservation, and public housing are the three major public activities affecting housing. The contributions of these programs to the housing stock and the effect of Federal cutbacks upon them will be discussed.

TABLE 4

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1972

County	Single Family	Multi- Family	Total	(Millions) Estimated Cost	% Single Family of Total
Alameda	4,566	7,191	11,757	\$231.2	38.8%
Contra Costa	5,687	3,684	9,371	201.3	60.7
Marin	1,371	2,251	3,622	77.2	37.8
Napa	1,006	169	1,175	28.9	85.6
San Francisco	169	3,270	3,439	105.7	4.9
San Mateo	3,025	5,454	8,479	174.4	35.7
Santa Clara	9,266	5,630	14,896	288.2	62.2
Solano	2,024	928	2,952	55.7	68.6
Sonoma	3,264	2,045	5,309	99.1	61.5
Total	30,378	30,622	61,000	\$1,261.7	49.8

Source: Construction Reports, U.S. Department of Commerce,
SF-C-72-10.

In 1972, building permits were authorized for 3,439 units in San Francisco, a decline of 4.8 percent from 1971's figure. This decline occurred in both the single-family and multi-family units, primarily the latter category. San Francisco accounted for 5.6 percent of the total number of units authorized for the Bay Area in 1972, slightly higher than the 5.4 percent in 1971. As in the past four years, only a very small fraction of San Francisco's construction -- approximately five percent -- was for single-family units, while in the rest of the Bay Area the average proportion of single-family authorization was 50 percent of the total. The 169 single-family units authorized in San Francisco in 1972 represent only 0.6 percent of the Bay Area's total single-family construction. In the other eight Bay Area counties, no less than 35 percent of the authorization has gone to single-family units. In Napa County 85.6 of the building permits were authorized for single-family units.

TABLE 5

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1967-1972

	1972	1971	1970	1969	1968	1967
Total Bay Area	61,000	67,157	48,691	43,352	41,520	29,684
Total Bay Area minus San Francisco	57,561	63,543	46,920	42,493	40,291	28,414
Total San Francisco	3,439	3,614	1,771	859	1,229	1,270
Multi-family Bay Area minus San Francisco	27,352	32,902	28,573	23,404	17,047	9,811
Multi-family San Francisco	3,270	3,439	1,627	782	1,111	1,159
Single-family Bay Area minus San Francisco	30,209	30,641	18,347	19,089	13,244	18,603
Single-family San Francisco	169	175	144	77	118	111

Source: Construction Reports, 1967-1972, San Francisco Bay Area,
Department of Commerce, San Francisco Field Office.

The total authorization in the Bay Area declined from 67,157 units in 1971 to 61,000 units in 1972, a decrease of 9.2 percent. The decline is attributed more to the 16 percent decrease in multi-family permits compared with a decrease of two percent in authorized single-family units.

In spite of the overall decrease, the counties of Marin, San Mateo, Solano and Sonoma indicated an actual increase in the number of units authorized in 1972 as compared to the number in 1971. The increase ranged from as high as 24.5 percent in Marin County to as low as 6.2 percent in Solano County.

In terms of the Bay Area, Santa Clara, Alameda and Contra Costa counties are still the three counties with the greatest numbers of permits authorized. San Francisco's number of authorizations placed it in the seventh rank of the nine counties,

as compared with the sixth rank in 1971. Another observation indicated that in 1972, the ratio of authorization has inclined in favor of single-family units rather than multi-family units in the counties of Contra Costa, Napa, Santa Clara and Solano.

TABLE 6

San Francisco Estimated Costs of Construction
per Structure and Unit by Structure Type, 1972

Structure Type (No. of Units)	Total Est. Cost	Average Cost/Str.	Average Cost/Unit	Average Cost/Unit (1971)
Single Family	\$ 5,790,062	\$ 41,358	\$41,358	\$32,833
2	940,097	49,479	24,740	23,794
3	870,255	72,521	24,174	21,004
4	3,771,596	83,813	20,953	19,044
5-9	3,693,377	127,358	19,857	16,568
10-19	7,507,780	234,618	17,749	14,176
20+	13,107,467	1,092,289	18,409	14,769
Total	\$35,680,634			

The estimated costs of new construction are given when building permits are issued. They are not necessarily reliable guides for the true cost picture of new construction in the city. The problems and the deficiency of this source of data have been discussed in earlier reports. However, the implications of the data still hold true in this year as in previous years. As density of the structure increases, unit costs tend to decrease.

One observation is obvious: by comparing the 1972 and the 1971 estimated cost figures, there is an overall increase in the per unit construction cost in 1972. The per unit construction cost for single-family units has increased by 26 percent, followed by the 25 percent increase in both the 10-19 unit and 20+ unit construction.

The increased construction cost plus the shortage of public housing and urban renewal funds would further impede residential development for low- and moderate-income housing in the city. The cutback of Federal funds and its effects on housing development in the city are discussed in a later section of this report.

TABLE 7
Housing Unit Completions, 1972

	No. of Units	Percent	Est. Cost	Percent
City Total	1,713	100	\$35,680,634	100
Redevelopment Areas	586	34	10,753,420	30
Western Addition	(206)	(12)	(3,489,000)	(10)
Diamond Heights	(175)	(10)	(4,001,068)	(11)
Hunters Point	(205)	(12)	(3,263,352)	(9)
Public Housing	298	18	4,820,802	14
Redevelopment plus Public Housing	884	52	15,574,222	44
City Total less Redevelopment and Public Housing	829	48	20,106,412	56

TABLE 8
Average Estimated Cost of Housing Unit by Category, 1972

City Total	\$20,829
Redevelopment Areas	18,350
Western Addition	(16,937)
Diamond Heights	(22,863)
Hunters Point	(15,919)
Public Housing	16,177
City Total less Redevelopment and Public Housing	24,254

Housing completions by public action slowed during 1972. Publicly funded projects, including both redevelopment and public housing projects, were responsible for about \$15,574,222 or 44 percent of the total construction cost in 1972, as compared with the \$15,737,640 or 60 percent of the total construction cost in 1971. The decrease in the construction costs of publicly funded projects was attributed to the cutdown in the Western Addition A-2 redevelopment project and citywide public housing projects, which are offset by the initiation of the construction phase of the Hunters Point redevelopment project.

The average estimated per unit cost in the redevelopment areas has increased by 22 percent, from \$15,084 in 1971 to \$18,350 in 1972. For units built outside the redevelopment areas and in the private market, the average per unit cost was \$24,254 as compared with \$22,914 in 1971, an increase of six percent. Relative to the figure for redevelopment areas, that cost was 30 percent higher than the average figure for the Western Addition, 34 percent higher than that of Hunters Point and six percent higher than that of Diamond Heights. The lower average unit cost for the housing in Western Addition and Hunters Point was attributable to the preponderance of below-market-rate housing being constructed there as compared with Diamond Heights, where in 1972 a very high percentage of the redevelopment project housing was unsubsidized.

Demolition

In 1972, 863 units were removed from the housing stock of the city, the second highest number since 1960. In 1969, 898 units were reported demolished.

TABLE 9
Demolitions, 1972
Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	133	48.5	133	15.4
2	57	20.8	114	13.2
3	26	9.5	78	9.0
4	12	4.4	48	5.6
5-9	29	10.6	184	21.3
10-19	13	4.7	160	18.5
20+	4	1.5	146	16.9
Total	274	100.0	863	100.0

TABLE 10

Demolitions, 1967-1972, Units by Structure Type
(Percent of Annual Total)

	1972 Units	1971 Units	1970 Units	1969 Units	1968 Units	1967 Units	1967-1972 Units
Single	133	127	129	84	52	138	663
Family	15.4%	22.8%	17.7%	9.4%	11.8%	26.4%	16.5%
2	114	78	124	170	96	62	644
	13.2%	14.0%	17.0%	18.9%	21.9%	11.8%	16.1%
3	78	117	99	168	69	127	558
	9.0%	21.0%	13.5%	18.7%	15.7%	5.2%	13.9%
4	48	36	84	100	45	12	325
	5.6%	6.5%	11.5%	11.1%	10.2%	2.3%	8.1%
5-9	184	35	113	158	117	148	755
	21.3%	6.3%	15.5%	17.6%	26.2%	28.3%	18.8%
10-19	160	91	89	53	60	16	469
	18.5%	16.3%	12.2%	5.9%	13.7%	3.1%	11.7%
20+	146	73	92	165	0	120	596
	16.9%	13.1%	12.6%	18.4%	0.0%	22.9%	14.9%
Total	863	557	730	898	439	523	4010

Demolition of higher density housing of 5 units and more accounted for 56.7 percent of the total demolition for the city; 21.3 percent of the total demolition was of units in 5-9 unit structures. This was the highest percentage of demolition among all structure types. It is a departure from the previous two years, when demolition of single-family units ranked first. In 1971, 22.8 percent of the total demolition was of single-family units, while in 1972, the figure dropped to 15.4 percent. However, the actual number of single-family units demolished (133) in 1972 was higher than in 1971.

TABLE 11

Demolition by Public Action, 1972, Number and Percent
of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	36	34.0	36	8.3
2	19	17.9	38	8.8
3	18	17.0	54	12.5
4	6	5.6	24	5.6
5-9	18	17.0	118	27.3
10-19	7	6.6	88	20.4
20+	2	1.9	74	17.1
Total	106	100.0	432	100.0

TABLE 12

Share of Demolition Accounted for by Public Action
1967-1972

	Total Units Demolished	Demolished as Result of Public Action	Percent Public Action of Total
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8

Almost 50 percent of the demolition in 1972 is attributable to public action, a figure that almost matches the contribution of public programs to the housing stock. In 1972, 65 percent of the total number of units demolished by public action were in the five or more unit category. These 280 units constituted more than half of the total units in five or more unit structures demolished in 1972. Forty percent of the units in lower density structures were accounted for by public action in 1972. Lower density structures tend to be the prime target of the private developer, seeking older properties as sites for new development at higher densities in this land-scarce city.

In this year's report, improved information enables a distinction to be made between rooms and units in demolished hotels. While units have cooking facilities, rooms do not. As in previous reports, no attempt has been made to combine the hotel with other demolition totals.

In 1972, of the 84 rooms and 4 units lost, public action accounted for most of the rooms and half of the units. Since many of the rooms served as permanent or semi-permanent dwelling places for their occupants, they would have been accorded the status of housing units in the 1970 Census. However, the problems of definition, unresolved at the writing of this report, will be clarified when a citywide vacancy survey is conducted in 1973. At that time, it is hoped that a satisfactory definition of a hotel-like room used as a permanent living quarter can be made.

TABLE 13

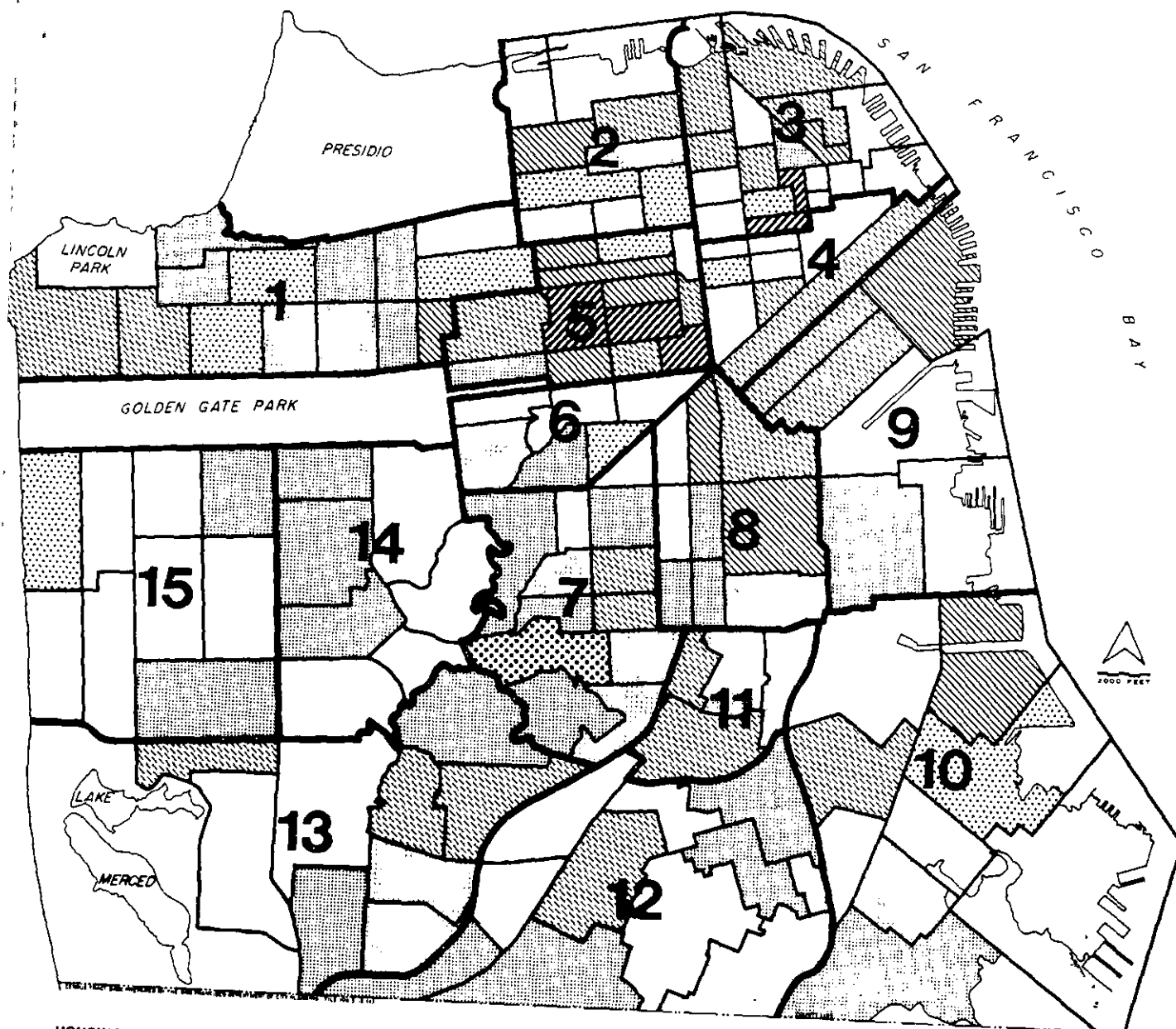
Hotel and Lodging-House Rooms Demolished, 1972

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	3	21	0	1	10	2	4	31	2
26-50	0	0	0	0	0	0	0	0	0
51-75	1	53	2	0	0	0	1	53	2
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	4	74	2	1	10	2	5	84	4

CHANGES IN THE HOUSING INVENTORY
BY DISTRICT

Analysis of change by area of the city provides a useful insight into the operation of the housing market. The maps which follow use the 1970 census tract as the basic unit of area. These are grouped into 15 planning divisions for the city. A summary of the general changes by district accompanies the maps and tables.

NET CHANGE IN NUMBER OF HOUSING UNITS · 1972



HOUSING UNITS

	Minus 26 to Minus 51
	Minus 6 to Minus 25
	Minus 1 to Minus 5
	0
	Plus 1 to Plus 5
	Plus 6 to Plus 25
	Plus 26 to Plus 125
	Plus 126 to Plus 159

NUMBER OF CENSUS TRACTS

5
11
25
50
17
28
11
1

DIVISIONS

- 1 RICHMOND
- 2 MARINA
- 3 NORTHEAST
- 4 DOWNTOWN
- 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS
- 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET
- 15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order
of Net Change in Housing Units, 1972

Rank	District No.	District	No. of Units
1	7	Central	217
2	1	Richmond	161
3	10	South Bayshore	106
4	2	Marina	98
5	4	Downtown	97
6	6	Buena Vista	82
7	12	South Central	58
8	15	Outer Sunset	53
9	14	Inner Sunset	22
10	13	Ingleside	15
11	8	Mission	9
12	11	Bernal Heights	2
13	9	South of Market	-7
14	3	Northeast	-9
15	5	Western Addition	-54
Total			850

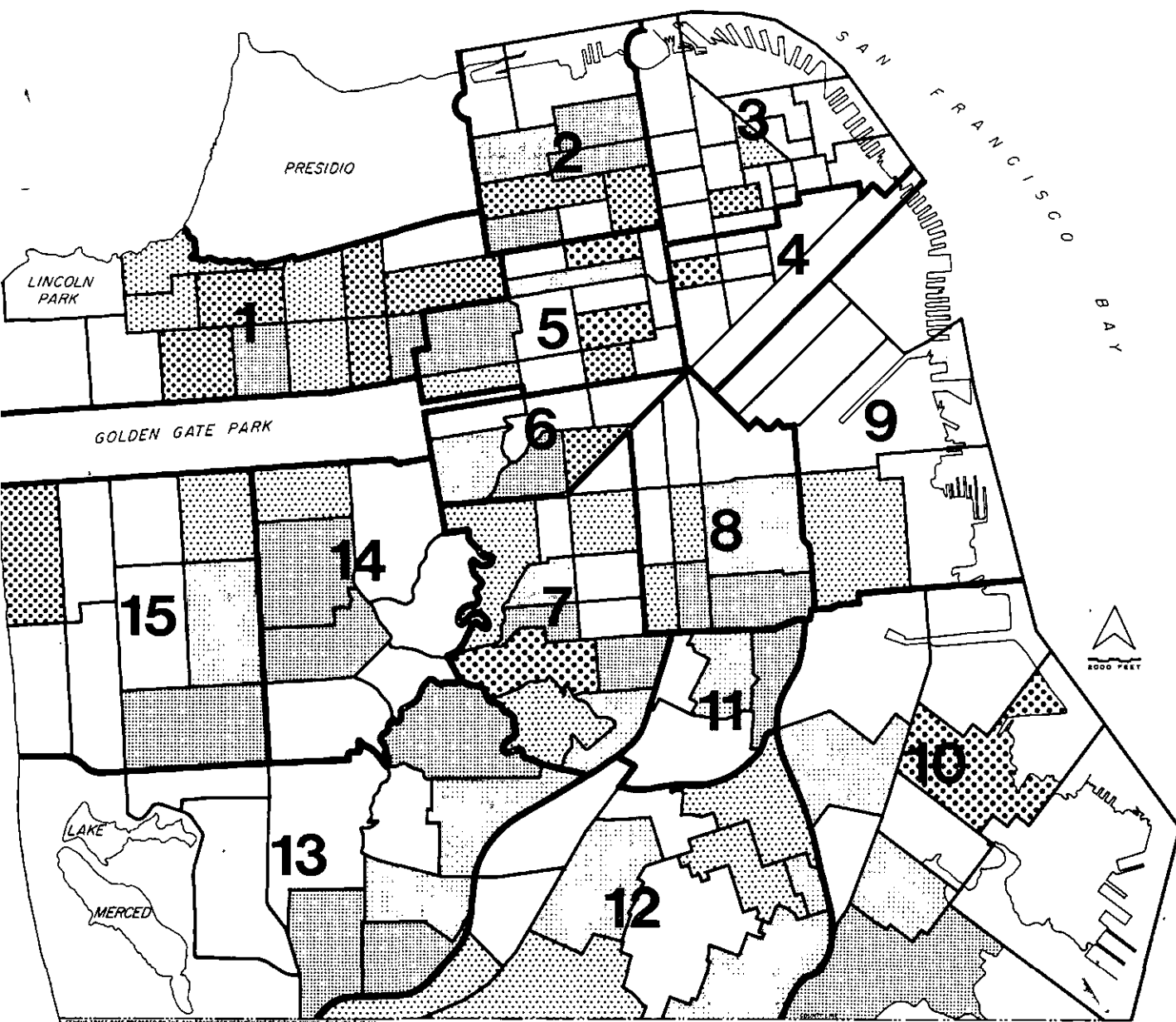
TABLE 15

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1972







Structure Type											
Single Family		2-4		5-9		10-19		20+			
District	Units	District	Units	District	Units	District	Units	District	Units		
South Central	44	Richmond	107	Richmond	51	South Bayshore	178	Central	154		
Central	17	Outer Sunset	15	Central	24	Marina	32	Downtown	100		
Ingleside	9	South Central	14	Marina	19	Mission	29	W. Addition	93		
Inner Sunset	9	Inner Sunset	13	Outer Sunset	10	W. Addition	18	Buena Vista	90		
Outer Sunset	4	Central	10	Buena Vista	5	Richmond	17	Marina	60		
Bernal Heights	2	Ingleside	6	South Central	0	Central	12	Richmond	24		
South of Market	1	South of Market	2	Ingleside	0	Downtown	0	Outer Sunset	24		
Downtown	-1	Bernal Heights	0	Inner Sunset	0	Buena Vista	0	Northeast	21		
Northeast	-1	Northeast	0	Bernal Heights	0	Bernal Heights	0	Mission	0		
Mission	-3	Downtown	-2	South of Market	0	South Central	0	South Bayshore	0		
Buena Vista	-3	Mission	-6	Downtown	0	Ingleside	0	South of Market	0		
Marina	-5	Marina	-8	Mission	-11	Inner Sunset	0	Bernal Heights	0		
W. Addition	-12	Buena Vista	-10	Northeast	-16	Outer Sunset	0	South Central	0		
South Bayshore	-16	South Bayshore	-17	W. Addition	-43	South of Market	-10	Ingleside	0		
Richmond	-38	W. Addition	-110	South Bayshore	-39	Northeast	-13	Inner Sunset	0		
als	7	14		0		263		566			

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT CONSTRUCTION COMPLETIONS - 1972



HOUSING UNITS

	0
	1 to 4
	5 to 9
	10 to 24
	25 to 99
	100 to 205

NUMBER OF CENSUS TRACTS

77
18
19
18
11
5

DIVISIONS

- 1 RICHMOND
- 2 MARINA
- 3 NORTHEAST
- 4 DOWNTOWN
- 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS
- 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET
- 15 OUTER SUNSET

TABLE 16

San Francisco Districts in Rank Order of Number
and Percent of Units Certified Complete, 1972

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	334	19.5
2	1	Richmond	267	15.5
3	7	Central	231	13.5
4	10	South Bayshore	216	12.6
5	2	Marina	128	7.5
6	6	Buena Vista	101	5.9
7	4	Downtown	100	5.8
8	3	Northeast	97	5.7
9	12	South Central	67	3.9
10	15	Outer Sunset	55	3.2
11	8	Mission	44	2.6
12	14	Inner Sunset	27	1.6
13	13	Ingleside	23	1.3
14	9	South of Market	14	.8
15	11	Bernal Heights	9	.5
Total			1,713	100.0%

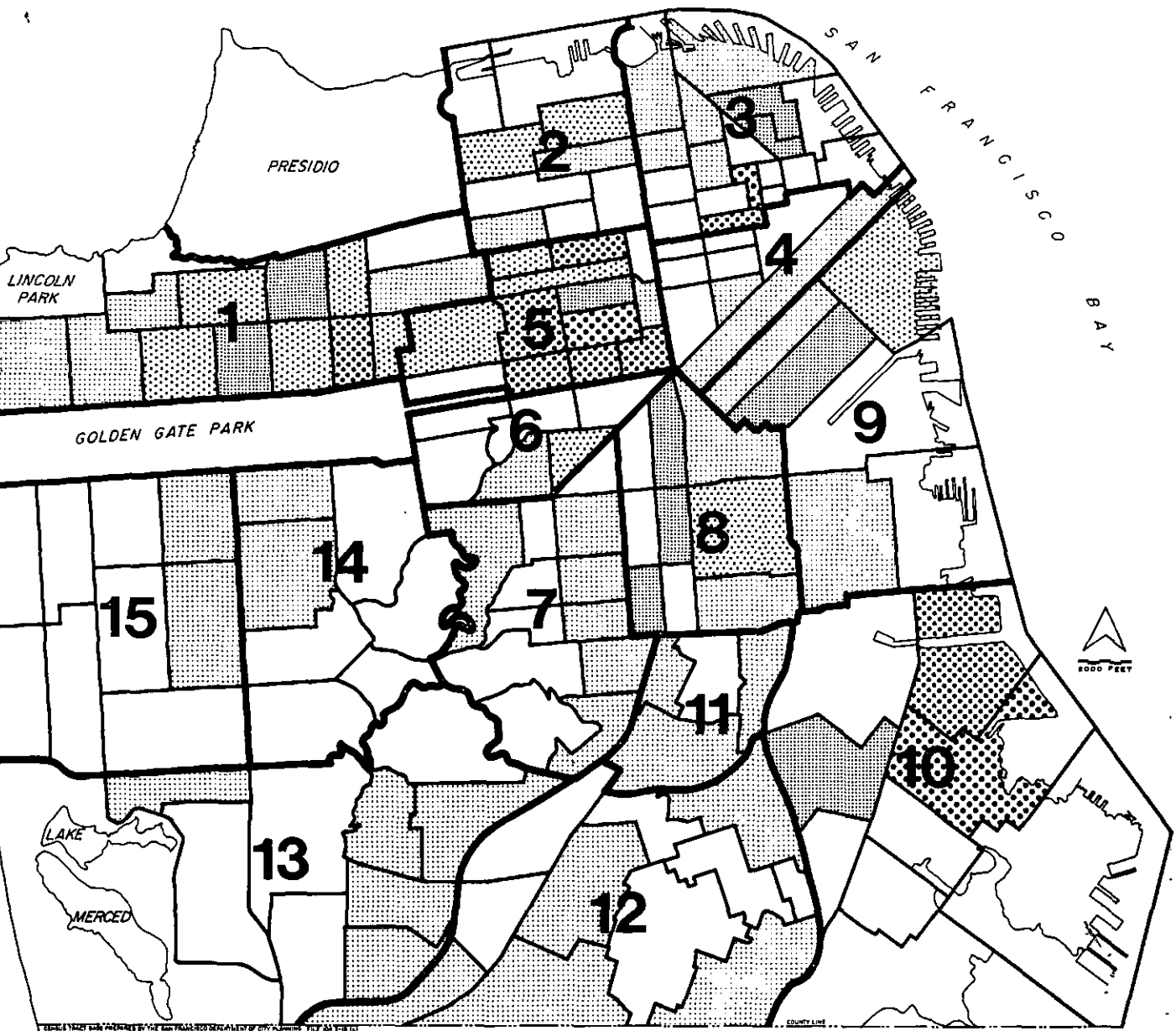
TABLE 17

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1972







Structure Type									
Single Family		2-4		5-9		10-19		20+	
District	Units	District	Units	District	Units	District	Units	District	Units
South Central	53	Richmond	149	Richmond	62	South Bayshore	190	W. Addition	188
Central	24	Central	17	W. Addition	27	W. Addition	110	Central	154
Ingleside	17	Outer Sunset	15	Central	24	Marina	45	Downtown	100
Inner Sunset	12	Inner Sunset	15	Marina	19	Mission	29	Buena Vista	90
South Bayshore	11	South Central	14	South Bayshore	15	Richmond	27	Northeast	72
Bernal Heights	7	South of Market	13	Mission	14	Central	12	Marina	60
Outer Sunset	6	W. Addition	8	Outer Sunset	10	Northeast	10	Richmond	24
Richmond	5	Buena Vista	6	Northeast	8	Downtown	0	Outer Sunset	24
Marina	1	Ingleside	6	Buena Vista	5	Buena Vista	0	Mission	0
Northeast	1	Northeast	6	Downtown	0	South of Market	0	South of Market	0
W. Addition	1	Marina	3	Inner Sunset	0	Bernal Heights	0	South Bayshore	0
Mission	1	Bernal Heights	2	Ingleside	0	South Central	0	Bernal Heights	0
South of Market	1	Downtown	0	South of Market	0	Ingleside	0	South Central	0
Downtown	0	Mission	0	Bernal Heights	0	Inner Sunset	0	Ingleside	0
Buena Vista	0	South Bayshore	0	South Central	0	Outer Sunset	0	Inner Sunset	0
als	140		254		184		423		712

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

USING UNIT DEMOLITION · 1972



HOUSING UNITS

	0
	1 to 4
	5 to 9
	10 to 19
	20 to 49
	50 to 216

NUMBER OF CENSUS TRACTS

72
42
10
13
8
3

DIVISIONS

- 1 RICHMOND
- 2 MARINA
- 3 NORTHEAST
- 4 DOWNTOWN
- 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS
- 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET
- 15 OUTER SUNSET

TABLE 18

San Francisco Districts in Rank Order
of Units Demolished, 1972

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	388	45.1
2	10	South Bayshore	110	12.7
3	3	Northeast	106	12.3
4	1	Richmond	106	12.3
5	8	Mission	35	4.1
6	2	Marina	30	3.5
7	9	South of Market	21	2.4
8	6	Buena Vista	19	2.2
9	7	Central	14	1.6
10	12	South Central	9	1.0
11	13	Ingleside	8	.9
12	11	Bernal Heights	7	.8
13	14	Inner Sunset	5	.6
14	4	Downtown	3	.4
15	15	Outer Sunset	2	.2
Total			863	100.0%

TABLE 19

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1972

Structure Type									
Single Family		2-4		5-9		10-19		20+	
District	Units	District	Units	District	Units	District	Units	District	Units
Richmond	43	W. Addition	118	W. Addition	70	W. Addition	92	W. Addition	95
South Bayshore	27	Richmond	42	South Bayshore	54	Northeast	23	Northeast	51
W. Addition	13	South Bayshore	17	Mission	25	Marina	13	Richmond	0
South Central	9	Buena Vista	16	Northeast	24	South Bayshore	12	Marina	0
Ingleside	8	Marina	11	Richmond	11	Richmond	10	Downtown	0
Central	7	South of Market	11	Marina	0	South of Market	10	Buena Vista	0
Marina	6	Central	7	Downtown	0	Downtown	0	Central	0
Bernal Heights	5	Northeast	6	Buena Vista	0	Buena Vista	0	Mission	0
Mission	4	Mission	6	Central	0	Central	0	South of Market	0
Buena Vista	3	Bernal Heights	2	South of Market	0	Mission	0	South Bayshore	0
Inner Sunset	3	Inner Sunset	2	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
Outer Sunset	2	Downtown	2	South Central	0	South Central	0	South Central	0
Northeast	2	South Central	0	Ingleside	0	Ingleside	0	Ingleside	0
Downtown	1	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
South of Market	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals	133		240		184		160		146

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

In 1972, three out of the fifteen planning districts in the city indicated net loss in their housing stock: Western Addition, South of Market and Northeast districts. Contrary to the net gain of 225 units in 1971, Western Addition registered a net loss of 54 units this year, the balance of the completion of 334 units and demolition of 388 units. The demolition of several high-density structures in Northeast and one in the South of Market was not compensated by construction of new units to cover the loss.

Aside from the Western Addition redevelopment project, both the Hunters Point and Diamond Heights redevelopment projects, located respectively in the South Bayshore and Central planning districts, produced 38 percent of the total net gain in the city. With the Hunters Point redevelopment project commencing its initial year of the construction phase, coupled with the construction of new private housing in the neighborhoods bordering South Central district, South Bayshore for the first time in six years registered a net gain of 106 units in 1972; a very high percentage of these are in structures of 10-19 units. New construction within the Diamond Heights redevelopment project, particularly the higher density unit structures, led to a net gain of housing in the Central district. However, the net gain of 217 units in the Central district this year is less than the gain of 276 units in 1971. Richmond and Marina together accounted for another 30 percent, or 259 units, of the city's total net gain this year. The private housing construction market remained very active in the Richmond district. This year the district ranked first in the net gain of units in 2-4 unit structures, as it did in 1971. In addition, the district exhibited the highest net gain of units in 5-9 unit structures. This confirms the trend that higher density housing is replacing the older single-family and duplex units in the Richmond district.

The Marina area replaced Outer Sunset as one of the four leading producers of new housing in 1972. The net gain is registered in the higher density units, indicating the blooming of high-rise apartment construction in that district. South Central remains the most favorable district in the city for single-family homes. Both Inner Sunset and Bernal Heights have fallen behind in net gain of single-family units.

Housing Unit Completions

Though a net loss of units was recorded in the Western Addition this year, the district actually had 334 units completed in 1972, placing it at the top in unit completion among the

15 planning districts. Together with Central and South Bayshore districts, which ranked third and fourth place in unit completion, the three districts were responsible for 45.6 percent of total completion in 1972. As noted, these units were largely the result of publicly sponsored programs including both redevelopment and public housing. Ninety two percent of the total completion in these three planning districts were in the higher-density units -- structures with five units and more. The 720 higher-density units completed in these districts also accounted for 54 percent of the total higher-density unit completions in the city in 1972.

Richmond and Marina have moved up from third and tenth place in 1971 to second and fifth place respectively in 1972. Together, they accounted for 23 percent of the total completions. When total completions were broken down by structure type, Richmond ranked the first place in both 2-4 unit and 5-9 unit structures. As indicated earlier, Richmond has replaced Outer Sunset, which has moved down to seventh place this year in completion of 5-9 unit structures. Housing construction in the Marina is mainly concentrated on the higher-density units.

Demolition

As noted earlier, the highest number of demolitions were recorded in the Western Addition and South Bayshore districts. Together they were responsible for 57.8 percent of total demolitions. While this year's demolitions in the Western Addition have increased by 50 percent over 1971, demolition in South Bayshore has more than doubled. Clearance for the Western Addition A-2 redevelopment project and the Hunters Point redevelopment project constituted at least 80 percent of the total demolition in the two districts. Demolition in Western Addition continued to be fairly well distributed among structures with two units and more. This year's demolitions in South Bayshore were more concentrated in the higher-density than lower-density units.

Demolition by private action in Northeast and Richmond districts are responsible for one-fourth of the total demolition this year. Demolition of units in 2-4 unit housing structures in the Richmond increased by 75 percent as compared with last year's record. This might imply that the growing housing market in the Richmond has exhausted the single-family homes and started to remove older duplex or even three- and four-unit houses for more dense apartment development.

H O U S I N G A N D P U B L I C A C T I O N

The Improvement Plan for Residence -- Housing Targets

The "Improvement Plan for Residence" was adopted by the City Planning Commission as an element of the Comprehensive Plan in April 1971. The report includes a series of objectives and policies for housing in San Francisco as well as a set of corresponding programs for carrying out policy recommendations. In addition, targets were established for major public agencies involved in housing. These targets were established by mutual agreement between the agencies involved and the staff of the Department of City Planning. The targets were the agencies' best estimates of projected accomplishments given their overall objectives, City objectives, and programs and expectations in light of funding. These targets were originally intended to cover the period from June 1970 to June 1972. They are included in this report, however, to place recent public accomplishments into some type of measurable context.

This section deals with the programs of public agencies whose activities have a significant effect upon the housing stock in San Francisco. The San Francisco Redevelopment Agency, the Housing Authority, and Department of Public Works all administer major programs involved in housing. A brief description is offered for each agency. The targets set in the Housing Programs supplement to the "Improvement Plan for Residence" are included, followed by a review of actual performance in relation to them. Finally, a brief summary of the probable impact of the recent moratorium on Federally subsidized housing programs is noted for each agency.

SAN FRANCISCO REDEVELOPMENT AGENCY

In its projects, the Redevelopment Agency has very direct effect on the city's housing stock. As has been demonstrated in previous years, the major proportion of the city's new housing has been constructed in Redevelopment Areas. In addition to the housing produced for the conventional market, the redevelopment process permits subsidies in the form of land cost writedowns to be made to developers of low- and moderate-cost housing. The program is thus a means for providing new, standard housing to low- and moderate-income families. Projects undertaken in the past twenty years include the Golden Gateway, Diamond Heights, Western Addition projects 1 and 2, Hunters Point and related South Bayshore projects, and Yerba Buena Center.

In 1972, according to the Redevelopment Agency, a total of 1,202 units, 494 subsidized and 708 unsubsidized, were completed in project areas.* This is broken down as follows:

Western Addition Project Area A2

Loren Miller Homes	107 units	subsidized
Thomas Paine Square	98 units	subsidized
WA-2 Single Family	2 units	unsubsidized

Diamond Heights Project Area

Diamond View Apartments	58 units	subsidized
Village Square	154 units	unsubsidized
D.H. Single Family	492 units	unsubsidized
D.H. Duplexes	60 units	unsubsidized

Hunters Point Project Area

Ridgeview Terrace	101 units	subsidized
Jackie Robinson Garden	130 units	subsidized

*There is a discrepancy between these figures and the ones given earlier in the report for Redevelopment completions in 1972. As noted before, direct comparison between the figures for completions given in DPW records and statements from the Redevelopment Agency is difficult. The discrepancy is explained primarily because units considered complete by the Agency have often not reached certification stage in the Bureau of Building Inspection.

The Agency presently has under construction 1,533 units, of which 1,008 are subsidized and 525 unsubsidized.

Housing Targets

Four targets were listed in the Housing Programs report relating to the Redevelopment Agency's operations. These targets are reviewed below in relation to actual accomplishments since 1970.

Target 1. Make available sites for 600 units of market housing.

Statement: Since 1970, 730 units of unsubsidized or market housing have been completed on Redevelopment Agency sites. These sites were made available in the Diamond Heights and Western Addition Project Areas.

Target 2. Contract with community based sponsors to construct 2,885 units of moderate-priced private housing.

Statement: Since January 1970, 1,242 units of low- to moderate-priced private housing have been completed in Redevelopment Areas; 1,008 units are now under construction.

Target 3. Make available sites for 476 units of public housing.

Statement: Since 1970, 276 units of public housing have been completed.

Target 4. Begin a new project on the Regal Pale Site for approximately 100 units of family housing.

Statement: A plan was prepared by the Redevelopment Agency early in 1970 and approved by the Board of Supervisors in November of that year. A loan and grant application was submitted to HUD in January of 1971; however, the application was denied in February 1972. There are no plans for the site at this time.

Impact of the Federal Moratorium on Housing Funds*

The Redevelopment Agency reports that they initially received \$18 million from HUD for their budget in fiscal year 1973. They expect to receive an additional \$15 million from HUD for this

*The Federal moratorium has two aspects:

- 1) No funding for new projects;
- 2) Significant cutbacks in general budget allocations -- i.e., loss of administrative positions.

fiscal year. The Agency's budget request for fiscal year 1974 was \$35.1 million; however, due to the Federal moratorium on housing expenditures, the Agency may not receive any money from HUD for fiscal year 1974. The additional \$15 million which was originally slated for FY 1973 may therefore have to be stretched through July 1974.

Federal cutbacks will severely limit the Redevelopment Agency's operations and result in many unfinished projects. Cutbacks will force an indefinite postponement of the entire second phase of redevelopment at Hunters Point in which 650 units of subsidized housing are planned. In the Western Addition renewal area, cutbacks will affect more than 300 planned apartments in three housing projects for which HUD has not yet issued the "Letters of Feasibility". It could also affect six planned housing projects with a total of 909 moderate- to low-rent apartments which have already been certified as to their feasibility, but not yet funded.

Since the Redevelopment Agency in the past few years has completed over one-half of the new construction annually in San Francisco, the funding moratorium will have a very significant impact on the city's housing.

SAN FRANCISCO HOUSING AUTHORITY

The development and management of housing for low-income individuals and families is the responsibility of the Housing Authority. Established in the 1930's, the Housing Authority deals primarily with three programs: conventional public housing, turnkey public housing, and the Section 23 Leased Housing program. After a recent reevaluation of its policies, the Housing Authority has departed from earlier programs which concentrated large numbers of low-income units in one location. It now pursues the development of new units "scattered" throughout the city in projects as small as socially and economically feasible.

Although accounting for less than two percent of the city's housing stock, the Housing Authority is the principal resource for safe and sanitary low-income housing. Presently, the Housing Authority manages and operates over 6,800 permanent Public Housing units.

Early projections by the Housing Authority indicated that they hoped to complete approximately 580 units in 1972; however, only three Public Housing projects were completed, totalling 198 units. This is a considerable drop from the 631 units which were completed in 1971. The major reason for this drop was HUD's moratorium on housing expenditures. Of the Authority's anticipated production of 580 new units for 1972, HUD rejected 382 of the applications in March 1971.

Housing Targets

There were six targets relating to the Housing Authority in the Housing Programs report. The Authority has provided information regarding their accomplishments since the targets were established. Many of the targets were unable to be met primarily because of the substantial reductions in the number of new units approved by HUD.

Target 1. Execute the remaining leases of the original 1,500 allotted under the Section 23 Leasing Program.

Statement: Section 23 Leased Housing is a program in which the Authority leases existing housing units from private owners. These units are then rented to qualified tenants at a reduced rate. The Department of Housing and Urban Development reduced the number of Section 23 units applied for by the Housing Authority from 1,500 to 1,150 units. The 1,150 unit quota was filled by early 1971. Many requests have been made to HUD to fund the additional 350 units; however, the replies to date have been negative. An additional request for 1,000 units was made in August 1972 but no response has been received to date.

Target 2. Complete four units of family housing and 621 units for the elderly which are under construction.

Statement: These units were completed, and four projects for the elderly totalling 354 units are presently under construction.

Target 3. Construct 241 units of family housing and 705 units for the elderly which are in the planning phase.

Statement: Of the 241 units of family housing, 40 units have been completed, 90 units are still in the firm planning stage, and 111 were rejected by HUD. Of the 705 units for the elderly, 260 units were completed, 210 units are presently under construction, and applications for the remaining 235 units were rejected by HUD.

Target 4. Begin construction of new projects not yet in the planning phase which involve approximately 36 family units and 201 units for the elderly.

Statement: The Housing Authority was unable to meet this target due to the substantial reduction in the number of units approved by HUD. HUD's funding moratorium was in effect before these units reached the firm planning stage. Funds have been allocated for 90 "scattered site" family units now being planned for the Western Addition Project Area. Due to delays and spiraling construction costs, these funds may not be sufficient to produce all 90 units.

Target 5. Investigate potential proposals involving approximately 720 family units and 770 units for the elderly. Begin construction of the most feasible of these proposals.

Statement: Although the Housing Authority is in the process of investigating potential proposals, they are waiting until the current funding situation is clarified before any projects go into a firm planning stage.

Target 6. Continue to search for sites. Concentrate on the planning areas that fall below the citywide ratio of public housing units in the city.

Statement: In light of the current funding situation, efforts are being directed more toward obtaining Federal funds as well as additional sources of financing. When this situation is clarified, efforts will be made by the staffs of the Housing Authority and the Department of City Planning to look for additional sites for public housing.

Impact of Federal Cutbacks

In fiscal year 1971 the Housing Authority's budget was \$3.66 million. The Authority has requested \$8.5 million for fiscal year 1974; however, they expect to receive only \$3.95 million from HUD. This money will cover only operating expenses for the Housing Authority's existing public housing and Section 23 Leasing Program units. No new construction will be possible with this budget. In realistic terms, the Housing Authority has been operating under a virtual funding moratorium since March 1971 when the Turnkey proposals were rejected by the HUD Area Office. The seriousness of the situation was increased by the impounding of the remaining 726 units in Program Reservations by the HUD Area Office. The moratorium on housing expenditures has severely restricted the Housing Authority's ability to meet its minimum annual production target of 500 units. It is important that at least this minimum target be met in light of the 6,000 applications presently on file for public housing units.

PROPERTY CONSERVATION DIVISION --

FEDERALLY ASSISTED CODE ENFORCEMENT PROGRAM

Federally Assisted Code Enforcement (FACE) is administered by the Department of Public Works. FACE is a concentrated code enforcement program where all buildings within a designated area are inspected and the owners required to correct any violations of the City's Housing Code. Federal subsidies in the form of low-interest loans are offered to property owners enabling them to finance the rehabilitation of their buildings. In some cases, based upon need, outright grants are given. The City, in addition to providing a portion of the operational expenses, participates in the projects through beautification programs and street improvements.

In September of 1966 the City contracted with the Department of Housing and Urban Development for seven FACE areas. The areas ultimately selected were:

1. Arguello Park
2. Buena Vista
3. Glen Park
4. Great Highway
5. Alamo Square
6. Bernal Heights
7. Duboce Triangle

There is a total of 4,601 buildings and 10,296 housing units in these seven areas. Of these, 428 buildings and 613 units were in sound/standard condition and needed no repairs.

Areas 1-4 were completed as of June 1970. As of December 1972 the total number of structures within the seven areas that have been brought up to satisfactory code compliance are broken down as follows:

Sound/Standard:	428 Buildings 613 Units
Demolished:	75 Buildings 113 Units
Rehab Complete:	2,999 Buildings 6,333 Units

Therefore, within these areas there are 1,099 buildings and 3,237 dwelling units remaining to be brought up to code. Of these, 336 buildings are in litigation. The majority of the street improvements in these areas have been completed.

Housing Targets

Target 1A. Finish Federally Assisted Code Enforcement Areas 1-4 by June 1970.

Statement: These areas were completed. They contain a total of 5,781 housing units.

Target 1B. Finish FACE Areas 5-7 by March 1972.

Statement: The deadline for these areas has been advanced to December 1973. This date, however, is dependent upon HUD or the City allocating sufficient funds for completion of these projects. Many loan applications for individuals within the project areas have been approved by HUD, but neither Section 312 loan funds nor Section 115 grants are available. Funds for the 312 loan programs have been impounded by the President. To complete areas 507, 417 government-subsidized loans, amounting to \$9,643,025, are needed. As of February 1973, FACE has only enough operating money to carry them through about May 15. They have submitted a supplemental budget request to the City for \$191,000 to enable them to carry out operations through this fiscal year.

Target 2. Begin FACE areas 8 and 9 in 1971.

Statement: Applications for these two areas (Inner Richmond, Upper Ashbury), covering 5,627 housing units, were submitted to the Department of Housing and Urban Development in January 1971. The applications were returned to the FACE office in April of 1972. HUD indicated that no action would be taken on them as funds for new projects would not be available in fiscal year 1973. FACE areas 8 and 9 can be started only if the Administration resurrects the program or if the City assumes financial responsibility for FACE.

Target 3. Initiate feasibility studies for expansion of FACE to the following areas.

Group A

Alamo Square to Page Laguna or Haight-Fillmore
Bernal Heights areas II-VII
Duboce Triangle to Upper Market
South Bayshore

Group B

Inner Richmond north of Geary
Upper Ashbury - Inner Sunset

Statement: A preliminary feasibility study has been made on the proposed Alamo Square expansion and a negative preliminary evaluation was given the project. The initial Alamo Square project (FACE area 5) has not progressed sufficiently to warrant further expansion at this time. Consideration of expansion is being postponed until a later date. Bernal Heights Area II has been tentatively selected for expansion; however, consideration is being withheld until the current funding situation is clarified. The Duboce Triangle and South Bayshore projects are being postponed. The Group B projects are also being held over until a later date.

Target 4. Establish and maintain contact in neighborhoods with program potentials: Excelsior, Haight/Ashbury, Mission, Oceanview and Potrero districts.

Statement: Contact will be established and maintained in these areas if there is any realistic possibility of future FACE programs.

Impact of the Moratorium on Housing Funds

The Department of Housing and Urban Development appropriated \$2.1 million in fiscal year 1973 for FACE in San Francisco. The FACE Office requested \$1.75 million for fiscal year 1974. With the recently announced Federal cutbacks on housing programs, FACE may not be funded at all in FY 1974. The remaining FACE funds from FY 1973 will carry the program through only June 1973. The impact of the cutbacks may mean that FACE areas 5 through 7 will not be completed nor will areas 8 and 9 be started. It is critical to the program that the 312 loan funds that have been impounded by the President be released.

BUREAU OF BUILDING INSPECTION --
SYSTEMATIC CODE ENFORCEMENT PROGRAM

The Systematic Code Enforcement Program is administered by the Division of Apartment House and Hotel Inspection. This is the second major program under the jurisdiction of the Department of Public Works which has a significant impact on the city's housing stock. While the FACE Program focuses on individual neighborhoods, the Systematic Code Enforcement Program is citywide in scope and affects every structure having three or more units. The program is entirely under the auspices of the City and no special subsidies are available either for its administration or its execution. The immediate aim of the program is to assure safe and sanitary housing conditions in the city's extensive apartment house stock. The major effort of the program has been to bring the worst buildings into compliance first, eliminating the life hazards and, therefore, providing the greatest degree of overall effectiveness of the program.

Housing Targets

Target 1. Continue inspecting apartment houses and hotels at the rate of 1,000 structures per year. Complete the ten-year Systematic Code Enforcement Program by 1978.

Statement: In 1972, the Department of Public Works proceeded with complete inspections on 992 buildings. This means that action has been initiated on approximately 6,600 buildings since the inception of the Systematic Code Enforcement Program in July 1967. A total of over 516 buildings were brought into compliance under this program during 1972 out of the 992 inspected; this brings the total number of buildings brought up to code since 1967 to nearly 2,200. The rate of bringing about compliance in the more hazardous buildings has been very satisfactory; and, at the current rate, the most severe life hazard buildings should be abated during 1973.

Target 2. Study the Systematic Code Enforcement Program for its impact on rents and tenants. Prescribe ways to alleviate hardships that may result from the program.

Statement: Federal and State funding is still unavailable to assist the City in alleviating the hardships resulting from the program. At this time, there are basically no means by which the Department of Public Works can reduce the impact of the Systematic Code Enforcement Program on rents and tenants. Additional legislation is needed to either minimize the displacement of

residents or to provide additional assistance to displacees. It should be noted that the Systematic Program has already placed under code action the vast majority of the worst buildings in San Francisco. Consequently, to some extent the program in the future should have lesser impact on rents and tenants. The Department is also working on the development of improved Federal housing laws which give greater recognition to citywide needs for assistance to owners of buildings that must be brought up to code so as to provide citywide equity to the Systematic Program comparable to that of the FACE Program.

Target 3. Submit a revised Plumbing Code to the Board of Supervisors for adoption by 1971.

Statement: The revision of the Plumbing Code was completed this year and was approved by the Board of Supervisors in April of 1972.

Target 4. As required, review the Building Code by 1971.

Statement: The Building Code is still in the process of being revised. Delays have been caused by lack of adequate personnel for plan checking and by the work which was being done on the Plumbing Code. The review should be complete by July or August 1973.

C O N C L U S I O N S

Though the net gain of housing units in 1972 is less than that of 1971, the numbers of units completed and demolished in 1972 exceeded those of the previous year. The increase in completions is attributable to the construction activities of the private rather than the public sector, which in fact declined slightly in total output in 1972 as compared with 1971. The public sector is chiefly responsible for the increase in demolition.

The moratorium on public housing in 1972 reduced completion of the Housing Authority units to almost half of the 1971 figure. In spite of the net gain recorded in the Hunters Point redevelopment project, which in the past five years registered net losses, housing production in the redevelopment areas has slowed. The housing targets set forth in the Improvement Plan for Residence for the period July 1970 through June 1972 were not totally met; some projects have been delayed because of the insufficient appropriation of housing funds by the Federal government. It is possible that housing production in the redevelopment areas in 1973 will be lower than that of 1972.

In the private sector, the Richmond district continued to take the lead in housing construction. Besides 2-4 unit structures, the area also produced a high percentage of 5-9 unit structures.

As in past years, San Francisco's share of the total Bay Area units for which building permits were authorized in 1972 is relatively small. The city accounted for only five percent of the total Bay Area's authorization. Though a net gain of single-family units was registered in 1972, San Francisco accounted for only 0.6 percent of the total single-family unit authorization in the Bay Area.

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1972

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	7	7	-38	-76	-14	-42	33	132	0	0	19	263	8	566	15	850
101			-1	-2											-1	-2
102	-1	-1													-1	-1
103			-1	-2	1	3									0	1
104					1	3			-1	-5					0	-2
106									-1	-7					-1	-7
107											1	10			1	10
108	1	1	-1	-2											0	-1
109	-1	-1													-1	-1
112									1	8					2	80
113													1	72	-1	-51
119									-2	-12	-2	-23			-4	-35
122													1	100	1	100
125			-1	-2											-1	-2
128	1	1			1	3					-1	-13			1	-9
129	-5	-5	-4	-8					1	9					-8	-4
130	-1	-1							1	5					0	4
131											2	33			2	33
132											1	12	1	60	2	72
134					-1	-3			1	5					0	2
152	-1	-1	-4	-8	-3	-9	-1	-4					1	108	-8	86
153	-1	-1	-3	-6			-1	-4							-5	-11
154	-2	-2							1	6	2	27			1	31
155	1	1			-1	-3	-1	-4	-1	-5					-2	-11
156			-1	-2					1	6	-1	-10			-1	-6
157	-2	-2	1	2	2	6	-1	-4	-1	-6					-1	-4
158	-4	-4			-4	-12			-2	-10					-10	-26
159			-1	-2	-1	-3	-1	-4							-2	-7
160	-1	-1	-1	-2											-2	-3
161	-4	-4	-4	-8	-7	-21	-1	-4	-1	-2	1	22	0	-21	-16	-38
162									-1	-6			-1	-21	-2	-27
163			-3	-6	-2	-6	-1	-4	-2	-14			1	27	-7	-3
164			-1	-2			-1	-4			-1	-16			-3	-22
165											1	12			1	12
169	-2	-2	-4	-8	-2	-6							1	90	-7	74
170	-1	-1	1	2					1	5					1	6
171			1	2											1	2
176	-1	-1													-1	-1
177			-1	-2											-1	-2
178							-1	-4							-1	-4
179											-1	-10			-1	-10
180			-1	-2	-1	-3									-2	-5
201	-1	-1							-1	-6					-2	-7
204	-2	-2			1	3			3	17					2	18
206					-1	-3					1	12			0	9
208									-1	-6	1	15			0	9
209									1	8					1	8
210	-1	-1	-2	-4							1	14			-2	9
211	-1	-1													-1	-1
212							1	4							1	4
213			1	2					1	7					2	9
214	-2	-2													-2	-2
215							1	4							1	4
216	5	5											2	154	7	159
217	16	16													16	16
218	1	1													1	1
227	1	1	1	2	3	9									5	12
228	1	1							-2	-13					-1	-12
229	-2	-2							1	6					-1	4
230	-2	-2	-1	-2											-3	-4
231	-11	-11	-1	-2	-1	-3	-1	-4	-4	-33	14	178			-4	125

Net Change - Continued

[illegible]

APPENDIX TABLE B

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	140	140	19	38	12	36	45	180	29	184	32	423	12	712	289	1713
103					1	3									1	3
104					1	3									1	3
107											1	10			1	10
108	1	1													1	1
112									1	8			1	72	2	80
122													1	100	1	100
128	1	1			1	3									2	4
129									1	9					1	9
130									1	5					1	5
131											2	33			2	33
132											1	12	1	60	2	72
134									1	5					1	5
152													1	108	1	108
154			1	2					1	6	2	27			4	35
155	1	1													1	1
156									1	6					1	6
157			1	2	2	6									3	8
161									4	27	7	98	2	53	13	178
163													1	27	1	27
165											1	12			1	12
169													1	90	1	90
170			2	4					1	5					3	9
171			1	2											1	2
204	1	1			1	3			3	17					5	21
206											1	12			1	12
208											1	15			1	15
209									1	8					1	8
210											1	14			1	14
212							1	4							1	4
213			1	2					1	7					2	9
215			1	2			1	4							2	6
216	5	5													7	159
217	16	16											2	154	16	16
218	2	2	1	2											3	4
227	1	1	2	4	3	9									6	14
228	1	1													1	1
229									1	6					1	6
230	4	4													4	4
231									2	15	15	190			17	205
234	1	1													1	1
251	6	6													6	6
252	1	1	1	2											2	3
257	22	22													22	22
258	2	2													2	2
259	11	11													11	11
260	1	1													1	1
262	13	13	1	2											14	15
263	2	2					3	12							5	14
264	2	2													2	2
302					1	3	2	8							3	11
303	8	8													8	8
304	4	4					1	4							5	8
307	7	7													7	7
311	1	1													1	1
312	2	2													2	2
313	7	7													7	7
314			3	6											3	6
326	1	1					3	12	1	5					5	18
328	1	1													1	1
330	3	3			1	3									4	6
352	1	1							1	5			1	24	3	30
401	1	1					5	20	1	6					7	27
402							3	12	1	8					4	20
426			2	4			7	28	1	8					10	40
427			2	4			5	20							7	24
428	2	2					1	4	1	5					4	11
451									2	12			1	24	3	36
452							2	8	1	5					3	13
476					1	3	1	4							2	7
477							10	40	1	6					13	48
610	6	6													6	6

Demolition by Census Tract and Structure Type
San Francisco, 1972

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	133	133	57	114	26	78	12	48	29	184	13	160	4	146	274	863
101			1	2											1	2
102	1	1													1	1
103			1	2											1	2
104									1	5					1	5
106									1	7					1	7
108			1	2											1	2
109	1	1													1	1
113															1	51
119									2	12	2	23	1	51	4	35
125			1	2											1	2
128											1	13			1	13
129	5	5	4	8											9	13
130	1	1													1	1
134					1	3									1	3
152	1	1	4	8	3	9	1	4							9	22
153	1	1	3	6			1	4							5	11
154	2	2	1	2											3	4
155					1	3	1	4	1	5					3	12
156			1	2							1	10			2	12
157	2	2					1	4	1	6					4	12
158	4	4			4	12			2	10					10	26
159					1	3	1	4							2	7
160	1	1	1	2											2	3
161	4	4	4	8	7	21	1	4	5	29	6	76	2	74	29	216
162									1	6			1	21	2	27
163			3	6	2	6	1	4	2	14					8	30
164			1	2			1	4			1	16			3	22
169	2	2	4	8	2	6									8	16
170	1	1	1	2											2	3
176	1	1													1	1
177			1	2											1	2
178							1	4							1	4
179											1	10			1	10
180			1	2	1	3									2	5
201	1	1							1	6					2	7
204	3	3													3	3
206					1	3									1	3
208									1	6					1	6
210	1	1	2	4											3	5
211	1	1													1	1
214	2	2													2	2
215															1	2
218	1	1	1	2											2	3
227			1	2											1	2
228									2	13					2	13
229	2	2													2	2
230	6	6	1	2											7	8
231	11	11	1	2	1	3	1	4	6	48	1	12			21	80
251	1	1													1	1
253			1	2											1	2
254	4	4													4	4
257	2	2													2	2
260	4	4													4	4
262	1	1													1	1
263	1	1													1	1
264	1	1													1	1
302	2	2	1	2											3	4
303	1	1													1	1
310	1	1													1	1
311	3	3													3	3
312	1	1													1	1
314	2	2													2	2
326	1	1													1	1
328	1	1													1	1
331	1	1													1	1
401	7	7			1	3	1	4							9	14
402	5	5	2	4											7	9
426	6	6	2	4											8	10
427	2	2													2	2
451	7	7	3	6	1	3			1	5					12	21
452	4	4	1	2					1	6					6	12
476	2	2	2	4											4	6
477	6	6	1	2			1	4							8	12
478			1	2											1	2
479	2	2													2	2
608	10	10	3	6					1	6					13	22

C I T Y A N D C O U N T Y O F S A N F R A N C I S C O

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